

**SITE PLAN COMMITTEE**  
**JANUARY 27, 2004**

**1. ROLL CALL**

The meeting was called to order at 4:04 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau, and Sam Engel, Jr. Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** December 9, 2003

Ms. Aitken made a motion, seconded by Mr. Breslau, to approve the minutes of December 9, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. SITE PLANS**

**3.1 SP 7-11-03, Extra Care Animal Hospital, 950 South Flamingo Road (AG) (tabled from December 9, 2003)**

Ms. Nolan advised that the applicant was not ready to report today and she approximated that they would need another month.

Mr. Engel made a motion, seconded by Ms. Aitken, to table to the second meeting in February [February 24, 2004]. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3.2 SP 9-1-03, Office Building for Faith Development Corp, 7665 Davie Road (B-2)**

Mark Engel, the petitioner, was present. Ms. Nolan read the planning report. Board member, Sam Engel, indicated he would abstain from voting on this item as well as item 3.3 since his firm was involved with both applications.

Mr. Mark Engel provided a brief presentation and explained the intent of the project. He indicated that a color rendering would be provided for presentation to the Town Council.

In the discussion which followed, the SW 77 Avenue access was clarified; the positions of the columns were reconfigured to be placed closer to the building; and the location of the dumpster was explained. Points of concern were resolved.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and subject to the comments made by Vice-Chair Evans regarding the free standing columns at the parking areas; and that on the north side of the building, the three Washingtonia Palms be replaced with three Alexander Palms 14- to 16-foot heights. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - abstained. **(Motion carried 4-0)**

**3.3 SP 9-8-03, Office Building for James D. Sands, D.D.S., P.A., 5651 Davie Road (RO)**

Mark Engel, representing the petitioner, was present. Ms. Nolan read the planning report. Mr. Engel indicated that he concurred with the recommendations noted in the report.

In the discussion which ensued, the Board addressed the positioning of the air conditioning units and arrangements to screen them; and the construction of the building to accommodate existing trees, specifically the large Life Oak tree. Board members were pleased with the rendering and asked that the end product reflect what had been presented.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that the air conditioning units in the front be "pulled over" and

surrounded by landscaping in order to screen them from the street side and from the pedestrian side/ and to make all the necessary adjustments to protect the “28-inch caliper” Live Oak tree.

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In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Breslau – yes; Mr. Engel – abstained. **(Motion carried 4-0)**

3.4 SP 11-1-03, Part of Tract A – U-Gas, 4997 SW 148 Avenue (County, PUD)

Luis Luque, representing the petitioner, was present. Ms. Nolan read the planning report and indicated that the painting had been completed prior to obtaining a permit. Chair Aucamp indicated that the Board would need to see photographs of the project in order to review the application adequately. Ms. Nolan stated that she would obtain the photographs from her office.

The Board recessed at 4:55 p.m. and the meeting resumed at 5 p.m.

Mr. Engel stated that if asked prior to painting, the Board most likely would have recommended that the red not be so bold; however, as there was no conflict and it was for a gas station, the bold colors served to have it stand out.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Breslau – yes; Mr. Engel – yes. **(Motion carried 5-0)**

**4. OLD BUSINESS**

4.1 SP 3-1-03, Country Western Store, 7500 and 7550 Griffin Road (B-2, Commercial Business District)

Ms. Nolan explained that Council had approved this item subject to it being re-reviewed by this Committee in order to follow-up on recommendations that had been made. She read the Committee's motion of August 26, 2003. Ms. Nolan further indicated that the petitioner had addressed the Committee's recommendations and made a substantial improvement to the project while having met and negotiated with neighboring residents. She noted that the landscape plan had been revised to match the Griffin Road Corridor requirements.

Nick Gluckman and Mike Grosswirth representing the petitioner, were present. They provided a presentation using several renderings to show the previous plans as well as the revised ones. The applicants delineated all the changes which were thoroughly discussed at length with the Committee. Mr. Engel noted that the garages were still narrow and believed that it would be a problem for the homeowner. Chair Aucamp discussed the landscape plans and made recommendations to which the applicant had agreed to change.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report; to label the Washingtonia Palms and remove the Royal Palms on the landscape plans; and submit color chips to staff. In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Breslau – yes; Mr. Engel – no. **(Motion carried 4-1)**

Ms. Aitken inquired about public noticing for site plan items and asked if anything had developed subsequent to making the suggestion. Ms. Nolan advised the Committee of the research staff was looking into following Council's direction regarding a Code amendment. She also informed them of a public participation plan whereby the developer would meet twice with neighbors to discuss the proposed site plans. The information from those meetings would be taken to staff. A brief discussion ensued regarding implementation of the policy.

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**5. NEW BUSINESS**

Ms. Aitken questioned whether or not two buildings had been preserved at the development site on Orange Drive since she noticed that the site had been cleared. Ms. Nolan responded affirmatively and indicated that staff was following the progress closely.

**6. COMMENTS AND/OR SUGGESTIONS**

Vice-Chair Evans noticed that a specific project did not follow the color scheme which the Committee had approved and he questioned why there had not been any enforcement of the Committee's recommendations. Ms. Nolan advised that staff had revised the paint colors as the applicant requested a modification. She informed the Committee that in the future, the project planner would be in charge of making inspections for the purpose of checking that it conformed prior to the issuance of a Certificate of Occupancy.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:57 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member